

138.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,057,300 /

Total Card / Total Parcel

USE VALUE:

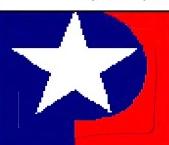
1,057,300 /

1,057,300

ASSESSED:

1,057,300 /

1,057,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
43		BRUNSWICK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MITCHELL JOSEPH A-ETAL	
Owner 2:	MITCHELL LORRAINE A	
Owner 3:		

Street 1:	43 BRUNSWICK RD
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
StProv:	
Postal:	

NARRATIVE DESCRIPTION	Cntry:	Own Occ:
This parcel contains 6,654 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Exterior and 3079 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS	Com. Int
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6654	Sq. Ft.	Site	0	90.	0.93	10										557,658						557,700	

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							88871		
101	6654.000	499,600		557,700	1,057,300							GIS Ref		
												GIS Ref		
												Insp Date		
												09/29/17		

PREVIOUS ASSESSMENT								Parcel ID		Notes	
Tax Yr								Date			
2020	101	FV	499,600	0	6,654.	557,700	1,057,300	Asses'd Value	1,057,300	Year End Roll	12/18/2019
2019	101	FV	373,000	0	6,654.	588,600	961,600	961,600	961,600	Year End Roll	1/3/2019
2018	101	FV	373,000	0	6,654.	433,700	806,700	806,700	806,700	Year End Roll	12/20/2017
2017	101	FV	373,000	0	6,654.	415,100	788,100	788,100	788,100	Year End Roll	1/3/2017
2016	101	FV	373,000	0	6,654.	384,200	757,200	757,200	757,200	Year End	1/4/2016
2015	101	FV	351,600	0	6,654.	322,200	673,800	673,800	673,800	Year End Roll	12/11/2014
2014	101	FV	351,600	0	6,654.	314,800	666,400	666,400	666,400	Year End Roll	12/16/2013
2013	101	FV	351,600	0	6,654.	299,900	651,500	651,500	651,500		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
	12393-615		3/12/1973		45,000	No	No	N							

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name
8/1/2019	1157	Siding	33,793	C								9/29/2017	TTL REFUSAL	HS	Hanne S
8/5/2003	671	Addition	20,000			G6	GR FY06					2/9/2009	Meas/Inspect	372	PATRIOT
												1/8/2000	Inspected	197	PATRIOT
												11/18/1999	Mailer Sent		
												11/9/1999	Measured	263	PATRIOT
												1/1/1982		CM	

Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:														
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 26 - Wood	Sec Wall: 8 - Brick Veneer	1/2 Bath: 1	Rating: Average	A 3QBth:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 3 - Asbestos	Color: BROWN	View / Desir:	A HBth:	Rating:	OthrFix:	Rating:														
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1													
Grade: C+ - Average (+)	Year Blt: 1931	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Jurisdct: G6	Const Mod:	Lump Sum Adj:	Alt %:	Fpl: 2	Rating: Average	WSFlue:	Rating:														
INTERIOR INFORMATION				CONDOS INFORMATION				Level				Upper				Lower					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 18.6 %	Name:	Totals	RMs: 7	BRs: 3	Baths: 1	1	7	3	M										
DEPRECIATION				REMODELING				Exterior:				Interior:				Additions:					
Phys Cond: GD - Good	Functional:	Economic:	Special:	Kitchen:	Baths:	Plumbing:	Electric:	1	7	3	M					2003					
Override:				Heating:				Totals													
CALC SUMMARY				COMPARABLE SALES				General:													
Basic \$ / SQ: 130.00 Size Adj.: 1.01332176 Const Adj.: 0.99028915 Adj \$ / SQ: 130.453 Other Features: 96500 Grade Factor: 1.10 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 613754 Depreciation: 114158 Depreciated Total: 499596				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 143.50 Special Features: 0 Val/Su Net: 104.85 Final Total: 499600 Val/Su SzAd: 172.87																	
MOBILE HOME				Make: [] Model: [] Serial #: [] Year: [] Color: []				SPEC FEATURES/YARD ITEMS				PARCEL ID 138.0-0006-0006.0				IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							